

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

FINAL

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

**September 16, 2003
Tuesday, 11:30 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations and other items for consideration on agenda for September 16, 2003, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Service Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of August 19 and September 2, 2003 minutes.
7. Zoning Commission appointment to the Land Development Services Committee.
8. Z2003101 C S J. Allen Family Partner, Ltd., Old Lockhill Selma Road. (*City Council 8*)
9. Z2003162 Kaufman & Associates, Inc. 1854 & 2752 Thousand Oaks. (*City Council 9*)
10. Z2003125 City of San Antonio, 206 Elson Avenue. (*City Council 5*)
11. Z2003166 Roberto & Patricia Payan, 204 W. Craig Place. (*City Council 1*)
12. Z2003167 Gene Liguori, Judson and Stahl Road. (*City Council 10*)
13. Z2003168 Marion W. Cain, 119 E. Dewey Place. (*City Council 1*)
14. Z2003169 Hixon Properties Inc., 303 S. Santa Rosa. (*City Council 1*)

15. Z2003171 Birkel International Partners, Ltd., 7342 Oak Manor Drive.
(*City Council 8*)
16. 2:30 pm Public Hearing on Zoning Case Z2003173 City of San Antonio, Southside
Initiative Boundaries. (*City Council 3 & 4*)
17. Executive Session: consultation on Attorney-client matters (real estate,
litigation, personnel and security matters) as well as any of the above
agenda items may be discussed.
18. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

FINAL

CASE NO Z2003101C S

Final Staff Recommendation - Zoning Commission

Date: September 16, 2003

Continuance from July 15, August 5 and August 19, 2003

Council: 8

Ferguson: 515 B7

FINAL

Applicant:

J. Allen Family Partner, Ltd.

Owner:

Rogers Shavano Ranch, Ltd.

Zoning Request: "C-2" ERZD Commercial Edwards Recharge Zone District to "C-2NA" ERZD C S Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for a Mini-Storage Facility and a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Property: A 5.6 acre tract of land out of NCB 17627

Old Lockhill-Selma Road (not open for public access)

Westside of Old Lockhill-Selma Road, 700 feet north of the intersection of Lockhill-Selma Road and Old Lockhill-Selma Road (not open for public access)

Proposal: Mini-storage facility exceeding 2.5 acres

Neighborhood Association: Shavano Heights Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is adjacent to "C-2" ERZD Commercial Edwards Recharge Zone District to the northwest (CPS substation), "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to the southwest (Vulcan Quarry), PUD "R-6" ERZD Planned Unit Development Residential Single-Family Edwards Recharge Zone District to the southeast and "C-3" ERZD General Commercial Edwards Recharge Zone District across Old Lockhill-Selma Road to the northeast. Access will be from Lockhill-Selma Road (See attached exhibit map). The "C-2NA" ERZD C S Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for a mini-storage facility exceeding 2.5 acres would be appropriate considering the location and adjacent land uses. Staff recommends the following conditions: 1. Outside Lighting shall be directed away from the PUD "R-6" ERZD Planned Unit Development Residential Single-Family Edwards Recharge Zone District. 2. Landscape screening shall be a Type "D" buffer adjacent the PUD "R-6" ERZD Planned Unit Development Residential Single-Family Edwards Recharge Zone District.

CASE MANAGER: Pedro G. Vega 207-7980

6 In Favor
SHAVANO HEIGHTS NA

FINAL

NCB18598

NCB17627

PUD ERZD

VACANT

C3 ERZD

OCL

**C. P. S.
SUBSTATION**

C2 ERZD

PUD ERZD

~~PUD R-6 ERZD~~¹³¹

~~R6 ERZD~~

VULCAN QUARRY

ZONING CASE: Z2003-101C S

City Council District NO. 8
Requested Zoning Change
From: "C-2" To "C-2NA ERZD C S"
Date: SEPTEMBER 16, 2003
Scale: 1" = 200'

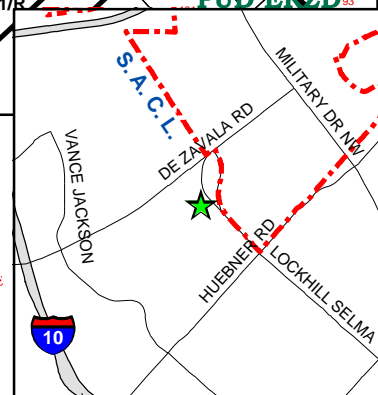
T-10
p.568
C-5

Subject Property

200' Notification



C:\APR_16_2002



CASE NO Z2003162

Final Staff Recommendation - Zoning Commission

Date: September 16, 2003

Zoning Commission: Postponed from September 2, 2003

Council: 9

Ferguson: 517 E6

FINAL

Applicant:

Kaufman & Associates, Inc.

Owner:

Thousand Oaks/Henderson Pass

Zoning Request: "MF-33" Multi-Family District, "MF-33" ERZD Multi-Family Edwards Recharge Zone District, & "C-3NA" Commercial District, Nonalcoholic Sales to PUD "RM-4" Planned Unit Development Residential Mixed District, PUD "RM-4" ERZD Planned Unit Development Residential Mixed Edwards Recharge Zone District and "C-3NA" General Commercial District, Nonalcoholic Sales.

Property: 13.49 acres out of NCB 16643

1854 & 2752 Thousand Oaks

Proposal: To allow for a townhome subdivision with private streets

Neighborhood Association: North Central Thousand Oaks Neighborhood Association and within 200 feet - Oak Hollow Park Neighborhood Association.

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The proposed PUD "RM-4" is a down zoning from the existing "C-3NA" zoning and will be a substantial decrease in density from the existing "MF-33". The PUD designation is to permit private streets.

CASE MANAGER: Fred Kaiser 207-7942

CASE NO Z2003125 C B

Final Staff Recommendation - Zoning Commission

Date: September 16, 2003

Council: 5

Ferguson: 615 B2

FINAL

Applicant:

City of San Antonio

Owner:

San Antonio Sunrise Club Rotary International

Zoning Request: "MF-33" C Multi-Family District with a Conditional Use for a Counseling Center to "R-6 C" Residential Single-Family District with a Conditional Use for a Counseling Center.

Property: Lot 2, Block 15, NCB 7483

206 Elson Avenue

Proposal: To protect the established residential single-family neighborhood.

Neighborhood Association: Memorial Heights Neighborhood Association

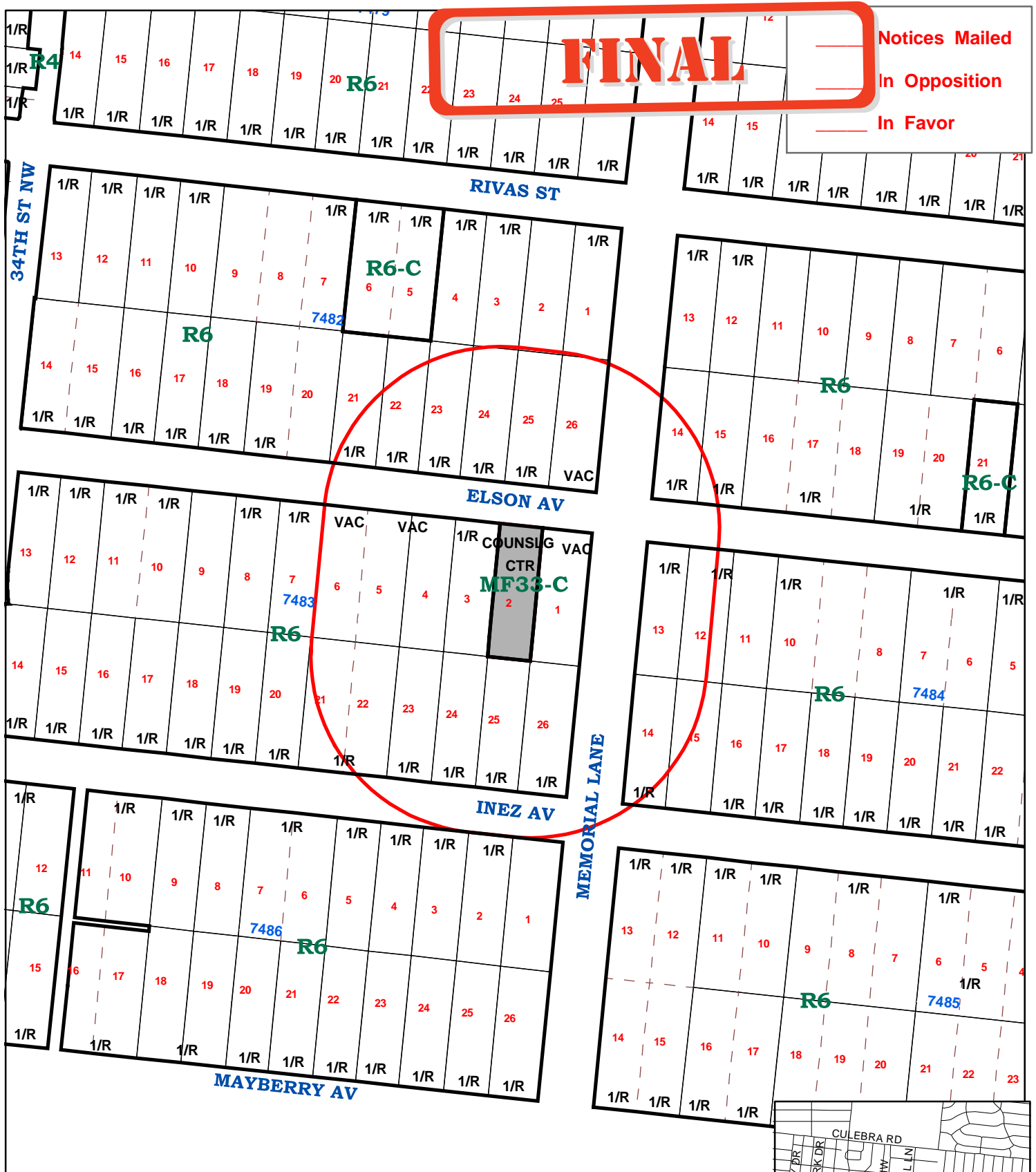
Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is an individual lot inadvertently excluded from the Memorial Heights large area rezoning case. The goal of the large area rezoning case was to rezone properties occupied by uses incompatible with the current zoning. For example, properties containing residential single-family homes were inappropriately zoned for multi-family, commercial, and industrial uses. The subject property is zoned MF-33 and was granted a Conditional Use for a counseling center on August 9, 2001. Rezoning the subject property's base zoning to a single-family residential classification will eliminate an incompatible MF-33 tract. The subject property is completely surrounded by single-family residential uses and zoning.

CASE MANAGER: Christie Chapman 207-8389



ZONING CASE: Z2003-125 C B

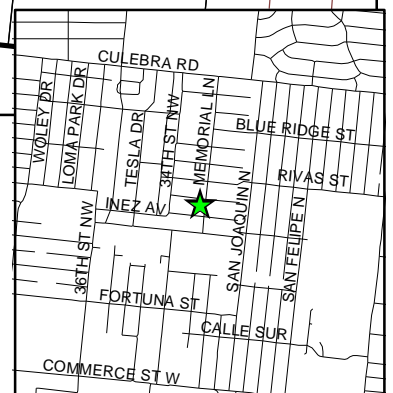
City Council District NO. 7
 Requested Zoning Change
 From: "MF-33 S" To "R-6 S"
 Date: September 16, 2003
 Scale: 1" = 150'

Subject Property
 200' Notification

T-10
 p.568
 C-5



C:\Aug_5_2003



CASE NO Z2003166

Final Staff Recommendation - Zoning Commission

Date: September 16, 2003

Council: 1

Ferguson: 616 E1

FINAL

Applicant:

Roberto and Patricia Payan

Owner:

Roberto and Patricia Payan

Zoning Request: "R-4" H Residential Single-Family Historic District to "O-1" H Office Historic District.

Property: Lot 11 and the east 25 feet of Lot 10, Block 4, NCB 1862

204 W. Craig Place

The southwest corner of W. Craig Place and Howard St.

Proposal: To operate a medical billing service

Neighborhood Association: Monte Vista Historical Association

Neighborhood Plan: Monte Vista Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. The proposed change from "R-4" to "O-1" violates the primary goal of the Monte Vista Neighborhood Plan - "To protect and enhance the quality of residential life in the neighborhood" (Executive Summary page ix - Last paragraph). Although the Monte Vista Neighborhood Plan only has "use as a guide" status, the plan is relevant in this case because the subject property and the surrounding area are zoned and developed for residential use ("R-4" and "MF-33"). Encroachment of office at this location will encourage the conversion of other existing residential properties to commercial development.

CASE MANAGER: Fred Kaiser 207-7942

FINAL

____ Notices Mailed

____ In Opposition

____ In Favor

WOODLAWN AV W

HOWARD ST

CRAIG PLACE W

BELKNAP PLACE

RUSSELL PLACE W

FRENCH PLACE W

ZONING CASE: Z2003-166

City Council District NO. 1
Requested Zoning Change
From: "R-4H" To "O-1H"
Date: September 16, 2003
Scale: 1" = 150'

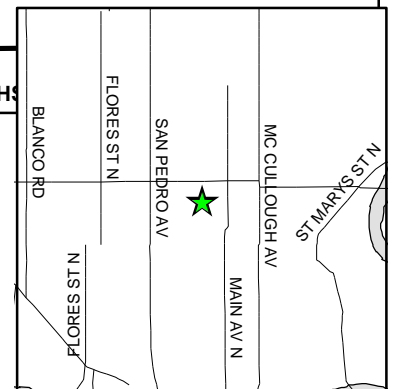
Subject Property

200' Notification

T-17
p.616
E-1



C:\Sept_16_2003



CASE NO Z2003167

Final Staff Recommendation - Zoning Commission

Date: September 16, 2003

Council: 10

Ferguson: 519 B5

FINAL

Applicant:

Gene Liguori

Owner:

Showcase Custom Homes of Texas, Inc.

Zoning Request: "C-3 R" General Commercial Restrictive Alcohol Sales District, & "C-2" Commercial District to "R-4" Residential Single-Family District.

Property: Lot 1, Block, 2, NCB 17789; Lots 4 and 5, Block 1, NCB 17788

Intersection of Stahl Road and Heartland Drive

Proposal: To develop single-family residences

Neighborhood Association: High Country and Fox Run Neighborhood Associations

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is undeveloped land with single-family residential use and zoning to the north and northwest. There is also residential zoning and use to the west, and "MF-33" zoning across Stahl Road to the southeast. The proposed zoning conforms to the development scheme of the area, and will have no adverse impact on the neighboring community.

CASE MANAGER: Elvin J. Gant, Jr. 207-5876

CASE NO Z2003168

Final Staff Recommendation - Zoning Commission

Date: September 16, 2003

Council: 1

Ferguson: 616 E2

FINAL

Applicant:

Marion W. Cain

Owner:

Marion W. Cain

Zoning Request: "MF-33" Multi-Family District to "O-1" Office District.

Property: Lot 5 and 6, Block 5, NCB 1727

119 East Dewey Place

Proposal: To construct an office building

Neighborhood Association: Tobin Hill Neighborhood Association, and Tobin Hill Residents Association

Neighborhood Plan: Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The Tobin Hill Neighborhood Plan calls for mixed uses at this location. The subject property is vacant and adjacent to "C-2" Commercial District to the west, "C-1" Light Commercial District to the east, and "MF-33" Multi-Family District to the north and south. Considering the immediately adjacent commercial zoning classifications, and the commercial and multi-family zoning pattern in the vicinity, "O-1" Office District zoning on the subject location would provide an appropriate transition east of Main Street.

CASE MANAGER: Eric Dusza 207-7442

CASE NO Z2003169

Final Staff Recommendation - Zoning Commission

Date: September 16, 2003

Council: 1

Ferguson: 616 D5

FINAL

Applicant:

Hixon Properties Incorporated,
Attn: William G. Shown

Owner:

Hixon Properties Incorporated, Attn: William G.
Shown

Zoning Request: "I-1" General Industrial District to "C-3" General Commercial District.

Property: Lots 1 and 2, NCB 13423

303 S. Santa Rosa

Proposal: To allow new retail development and modifications to the existing retail building.

Neighborhood Association: Downtown Neighborhood Association

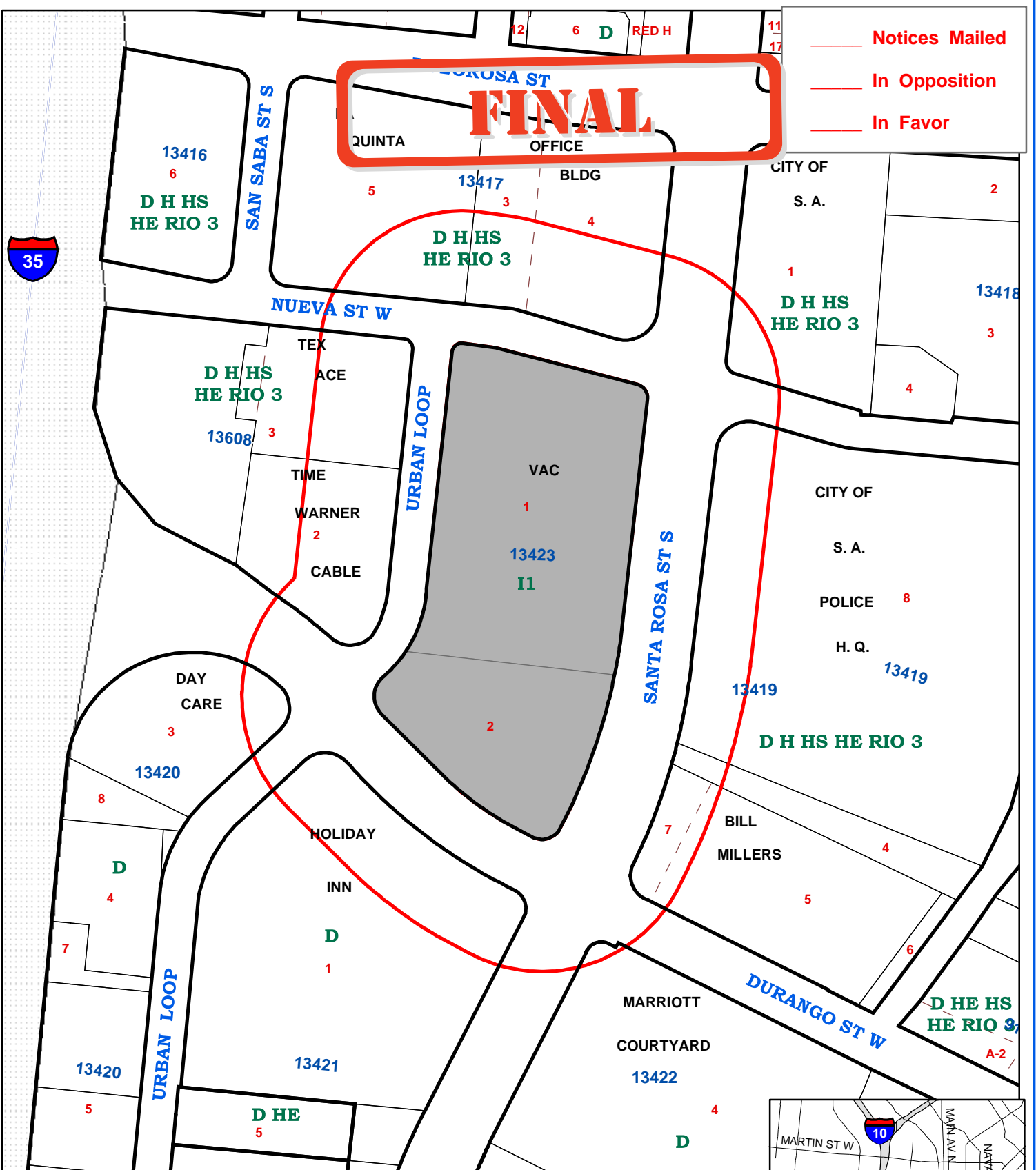
Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial as requested and approval of "D" Downtown District. The requested zoning change is not consistent with the Downtown Neighborhood Plan. "C-3" zoning permits uses and development patterns that are not compatible with the Downtown development pattern. The subject property is surrounded by "D" zoning and uses. "D" zoning of the subject property will allow for the proposed development.

CASE MANAGER: Richard Ramirez 207-5018



ZONING CASE: Z2003-169

City Council District NO. 1
Requested Zoning Change
From: "I-1" To "C-3"
Date: September 16, 2003
Scale: 1" = 200'

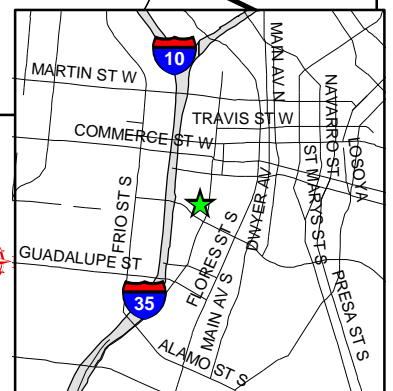
Subject Property

200' Notification

T-22
p.616
D-5



C:\sept_16_2003



CASE NO Z2003171

Final Staff Recommendation - Zoning Commission

Date: September 16, 2003

Council: 8

Ferguson: 581 A2

FINAL

Applicant:

Birkel International Partners, Ltd.

Owner:

Estate of Lydia Goforth % James M. Goforth

Zoning Request: "C-2" Commercial District to "MF-50" Multi-Family District.

Property: Lot 18, NCB 11619

7342 Oak Manor Drive

Proposal: To develop a 195 unit multi-family complex

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

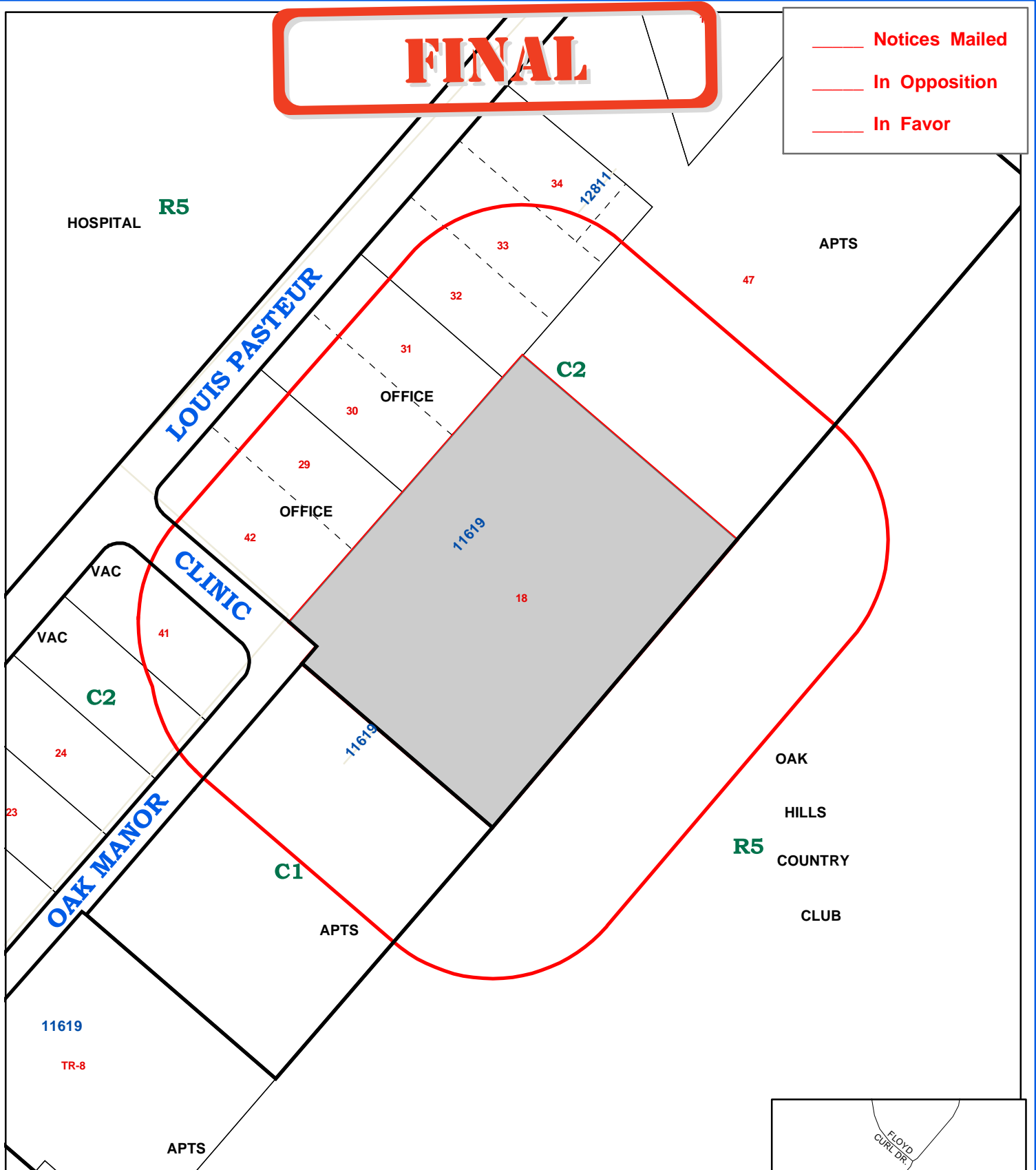
Staff Recommendation:

Approval. The subject property abuts existing multi-family developments to the northwest and southeast. The density permitted in this rezoning request would be favorable to the surrounding area.

CASE MANAGER: Mona Lisa Faz 207-7945

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2003-171

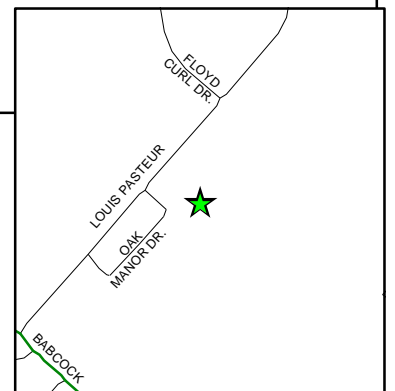
City Council District No. 8
Requested Zoning Change
From: "C-2" To "MF-50"
Date: September 16, 2003
Scale: 1" = 300'

Subject Property
200' Notification

Tile#16
P.581
A-2



C:\Arcview\Projects\2003\Sept\z2003-171.mxd



CASE NO: Z2003173

Final Staff Recommendation - Zoning Commission

FINAL

Date: September 16, 2003

Council District: 3 and 4

Ferguson Map: 680-684 713-71

Applicant Name:

City of San Antonio

Owner Name:

Multiple Property Owners

Zoning Request: From "DR" Development Reserve; "R-4", "R-5", "R-6" Residential Single-Family District; "MF-25" and "MF-33" Multi-Family District; "MH" Manufactured Housing; "PUD" Planned Unit Development; "NP-10" "Neighborhood Preservation"; "C-2" Light Commercial District; "C-3" General Commercial District; "C2-NA" Commercial Nonalcoholic Sales District; "C-3 NA" Commercial District, Nonalcoholic Sales District; "C-3R" General District Restrictive Alcoholic Sales District; "I-1" General Industrial District and "I-2" Heavy Industrial District To "UD" Urban Development District, "RD" Rural Development District, "FR" Farm and Ranch District, "MI-1" Mixed Light Industry District, "MHP" Manufactured Housing Park, "R-4" Residential Single-Family District.

Property Location: An area generally bound by Loop 410 to the north, Interstate Highway 37 to the east, the San Antonio city limits to the south (1350 feet south of the centerline of the Medina River) and Interstate Highway 35 to the west.

Proposal: To implement the goals and objectives of the Southside Initiative Community Plan

Neigh. Assoc. South Southwest Neighborhood Association, McCreless Meadows Neighborhood Association, and Kingsborough Ridge Neighborhood Association

Neigh. Plan Southside Initiative Community Plan

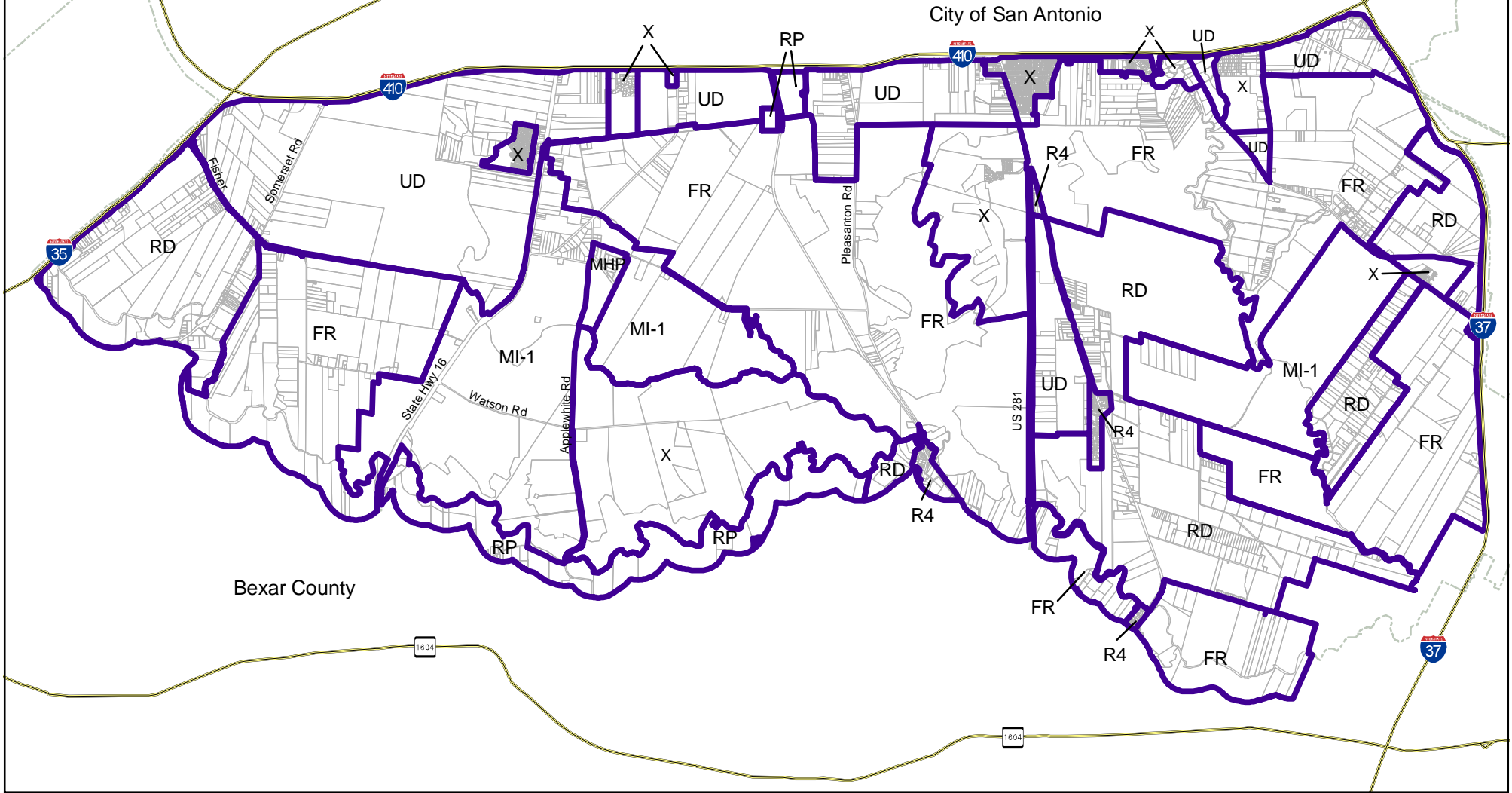
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed zoning is consistent with the land use component in the Southside Initiative Community Plan. The proposed zoning districts enable a variety of community development patterns reflecting and preserving the rural character and culture of the southside community.

CASE MANAGER : Trish Wallace 207-0215

FINAL



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 "This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."
 Please contact the responsible City of San Antonio Department for specific determinations.
 City of San Antonio Planning Department GIS Manager: Woody Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873
 Map Created by: Leslie Anthony
 Map Creation Date: September 2, 2003
 Map file location: 0309GL01.pdf
 PDF file name: C:\Leslie\Southside\Proposed Zoning\FlyerMap.mxd

Zoning Boundaries Parcels

"UD" - Urban Development
 "RD" - Rural Development
 "FR" - Farm and Ranch

"RP" - Resource Protection
 "MI-1" - Mixed Light Industry

"R4" - Single Family
 "MHP" - Manufactured Housing Park
 "X" - To Remain as Currently Zoned



**City of San Antonio
 Planning Department**
 Emil R. Mancivais, AICP, AIA
 Director, Planning Department
 Development Business
 Service Center
 1901 S. Alamo
 San Antonio, TX 78205



**Southside Initiative
 Zoning Case Z2003173**